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OFFICIAL RECORDS

Requested By
MAUPIN COX & LEGOY

A.P.N. 1319-09-601-002

Recordation requested by:
Maupin, Cox & LeGoy

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00
Bk: 0714 Pg: 4359 RPTT # 7


After recordation return Deed and mail future property tax statements to the following address of Grantee:

✓ Lena Ruppman, Trustee
963 Topsy Lane, Suite 306-194
Carson City, NV 89705



Deputy sd

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.


Signature of Declarant or Agent

GRANT, BARGAIN AND SALE DEED

Without consideration, Lena Ruppman ("Grantor"), a widow, hereby grants, bargains, and sells with full warranty of title to Lena Ruppman, as Trustee of the Lena Mae Ruppman 1994 Trust ("Grantee"), all of the right, title, and interest of the Grantor in the parcels of real property located in Douglas County, Nevada, and more particularly described on Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to the following liens and encumbrances:

1. The lien of real property taxes and assessments for the fiscal year July 1, 2013, through June 30, 2014.
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record if any.
3. Monetary liens of record, if any.

This conveyance includes any and all water and water rights, ditch and ditch rights, reservoir and reservoir rights, minerals and mineral rights, development rights, grazing permits, and storage

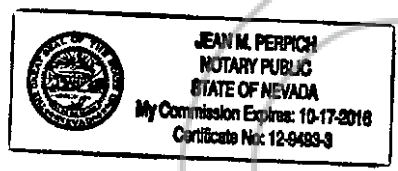
rights appurtenant to the interest in the real property being conveyed, the other tenements, hereditaments, and appurtenances of the real property being conveyed, and the rents, issues, and profits thereof.

Dated this 8 day of July, 2014.

Lena S. Ruppman
Lena Ruppman

STATE OF NEVADA
CARSON CITY
COUNTY OF ~~DOUGLAS~~

This Grant, Bargain and Sale Deed was acknowledged before me on July 8th, 2014, by Lena Ruppman.



Jean M. Perpich
Notary Public

EXHIBIT A

The real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 13 North, Range 19 East, M.D.B. & M., shown as Parcel No. 1 on the Parcel Map, recorded December 10, 1975, under Document No. 86061, described as follows:

COMMENCING at the Northeast corner of said Section 9, thence South 44°51'46" West, 1862.44 feet to the TRUE POINT OF BEGINNING, being the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 0°05'37" East, 562.37 feet; thence North 72°14'46" West, 420.23 feet; thence North 0°05'37" West, 434.23 feet; thence East along the North line of said Southwest 1/4 of the Northeast 1/4, 400.00 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT 25 feet in width across Parcel No. 2, for access and public utilities, extending along an existing roadway, as shown on a Parcel Map recorded December 10, 1975, Document No. 86061.

TOGETHER WITH an easement for road purposes described as follows:

COMMENCING at the Southeast corner of parcel of land conveyed to Robert D. Brush, et ux, recorded November 3, 1971 in Book 93, page 23, Official Records, which is the point of beginning; proceed South 00°05'37" East, 194.00 feet along the 1/16 Section line to the North right of way line of Fifth Street; thence West along said right of way line 50.00 feet; thence North 00°05'37" West, 194.00 feet; thence East 50.00 feet, to the point of beginning.

A.P.N. 1319-09-601-002

The above legal description was contained in the Deed dated December 23, 1975, recorded as document no. 86568, Book 176, Pages 159 and 160, in the Official Records of the Douglas County Recorder on January 7, 1976.